
HOUSE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-944 MEHEULA
PARKWAY, NO. 153, MILILANI, HAWAII.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
2 requires the prior approval of the Legislature by concurrent
3 resolution to sell certain state lands in fee simple; and
4

5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
6 states that "[t]he concurrent resolution shall contain the
7 following information:
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- 9 (1) The specific location and size in square feet or in
10 other precise measure of the parcels of land to be
11 sold or given;
12
13 (2) The appraisal value of the land to be sold or given;
14
15 (3) The names of all appraisers performing appraisals of
16 the land to be sold or given;
17
18 (4) The date of the appraisal valuation;
19
20 (5) The purpose for which the land is being sold or given;
21
22 (6) A detailed summary of any development plans for the
23 land to be sold or given; and
24
25 (7) A statement of whether the land is, or is not, land
26 that was classed as government or crown lands previous
27 to August 15, 1895, or was acquired by the State in
28 exchange for such lands, and a detailed explanation of
29 how the state department or agency made this
30 determination.



1 A draft of the concurrent resolution for the prior approval
2 of a sale or gift of land shall also be submitted to the office
3 of Hawaiian affairs at least three months prior to the convening
4 of a regular or special session of the legislature to allow the
5 office to determine whether the land was classed as government
6 or crown lands previous to August 15, 1895, or was acquired by
7 the State in exchange for such lands"; and

8
9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
10 Statutes, prior to finalizing any proposal for the sale or gift
11 of lands and prior to the submission of the concurrent
12 resolution to the Legislature, an informational briefing on the
13 proposed sale or gift of lands shall be held in the community
14 where the land to be sold or given is located; and

15
16 WHEREAS, the Hawaii Housing Finance and Development
17 Corporation (the "Corporation") desires to sell the leased fee
18 interest in 94-944 Meheula Parkway, No. 153, Mililani, Hawaii,
19 and provides the following information pursuant to section 171-
20 64.7, Hawaii Revised Statutes:

- 21
22 (1) The property is an apartment unit in the Nahoa
23 Apartments condominium built in 1975 and is identified
24 as a 764 square foot apartment unit, TMK No. 1-9-4-5-
25 34-0052;
- 26
27 (2) The leased fee interest in this property was appraised
28 to have a fair market value of \$41,700;
- 29
30 (3) The property was appraised by Harlin Young & Co, Ltd.;
- 31
32 (4) The appraisal valuation date is June 1, 2014;
- 33
34 (5) The primary purpose for the sale of this property is
35 to convey the leased fee interest to its current
36 leasehold owner;
- 37
38 (6) There is no development plan for this unit, which is a
39 residence; and
- 40
41 (7) As of August 15, 1895, the property was a portion of
42 Royal Patent No. 5732, Land Commission Award No. 8241
43 to Ioane Ii, and therefore private land; the
44 Corporation's predecessor agency, the Hawaii Housing



1 Authority, acquired title to the property through
2 warranty deed of Mililani Town, Inc., dated October 7,
3 1974, filed as Land Court Document No. 698788; and
4 this was determined by a search of the title records
5 by Title Guaranty of Hawaii on August 1, 2014; and
6

7 WHEREAS, the Corporation duly submitted a draft of the
8 Concurrent Resolution to the Office of Hawaiian Affairs on
9 September 30, 2014, more than three months prior to the opening
10 date of the Regular Session of 2015; and
11

12 WHEREAS, the Corporation duly conducted a public
13 informational briefing on the sale of this parcel on August 19,
14 2014, at the Mililani High School cafeteria, Mililani, Hawaii,
15 following publication of notice of the briefing in the Honolulu
16 Star-Advertiser newspaper on August 14 and 18, 2014; and
17

18 WHEREAS, no objection to the proposed sale was received at
19 the public informational briefing; now, therefore,
20

21 BE IT RESOLVED by the House of Representatives of the
22 Twenty-eighth Legislature of the State of Hawaii, Regular
23 Session of 2015, the Senate concurring, that the sale of the
24 leased fee interest in 94-944 Meheula Parkway, No. 153,
25 Mililani, Hawaii, TMK No. 1-9-4-5-34-0052, is hereby approved;
26 and
27

28 BE IT FURTHER RESOLVED that a certified copy of this
29 Concurrent Resolution be transmitted to the Executive Director
30 of the Corporation.

